

### CHAPTER 3 - ZONING DISTRICTS

All areas within the city limits of Troutdale are divided into the following zoning districts. The use of each tract and ownership of land within the corporate limits of the City of Troutdale shall be limited to those uses permitted within the applicable zoning district.

3.000 Zoning District Outline.

SYMBOL	DISTRICT NAME	MINIMUM LOT SIZE
<b>LOW-DENSITY RESIDENTIAL</b>		
R-20	Single-Family Residential	20,000 sq. ft. per single-family dwelling
R-10	Single-Family Residential	10,000 sq. ft. per single-family dwelling
R-7	Single-Family Residential	7,000 sq. ft. per single-family dwelling
<b>MEDIUM-DENSITY RESIDENTIAL</b>		
R-5	Single-Family Residential	5,000 sq. ft. per single-family dwelling
R-4	Attached Residential	4,000 sq. ft. per single-family dwelling and 3,500 sq. ft. per two-family dwelling
<b>HIGH-DENSITY RESIDENTIAL</b>		
A-2	Apartment Residential	2,000 sq. ft. (average) per dwelling unit

<b>COMMERCIAL/INDUSTRIAL</b>	
NC	Neighborhood Commercial
CC	Community Commercial
GC	General Commercial
CBD	Central Business District
MO/H	Mixed Office/Housing
IP	Industrial Park
LI	Light Industrial
GI	General Industrial
<b>ZONING MAP OVERLAYS</b>	
AR	Aggregate Resource
ALF	Airport Landing Field
CR	Community Resource Protection
VECO	Vegetation Corridor and Slope District
FH	Flood Hazard and Water Quality
CH	Congregate Housing
PD	Planned Development
FLMA	Flood Management Area
TC	Town Center

[Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 702, ef. 11/24/00]

3.005 Zoning District Map.

- A. The Zoning District Map and all amendments to the map shall remain on file in the City Recorder’s office.

- B. The boundaries of all districts are established as shown on the Zoning District Map.
- C. Zoning district boundary lines are intended to follow property lines; lot lines; centerlines of streets, alleys, streams, or railroads; or the extension of such lines except where reference is made on the map to a street line, political boundary, or other designated line by dimensions shown on said map.
- D. The exact location of zoning district boundary lines shall be interpreted by the Director or designated official.
- E. Whenever any street, alley, or other public way is vacated by official action, the zoning district adjoining the side of such public way shall be automatically extended, depending on the side or sides to which such lands revert, to include the right-of-way thus vacated, which shall be subject to all regulations of the extended zoning district or districts. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 653, ef. 9/12/97]

**3.010 SINGLE-FAMILY RESIDENTIAL R-20**

3.011 Purpose. This district is intended primarily for single-family detached dwellings at the lowest development density provided for in this code. Such density is considered appropriate in areas developed at this density level or lower, and where natural features such as slope, flood plain, soil condition, etc., make these areas difficult to serve or inefficient to develop at higher densities. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 731, ef. 6/26/03]

3.012 Permitted Uses. The following uses and their accessory uses are permitted in the R-20 district:

- A. Single-family detached dwellings.
- B. Accessory residential units subject to the provisions of chapter 5.1000, Accessory Residential Units, of this code.
- C. Residential homes (ORS 197.660[2]; ORS 443.400-443.825).
- D. Parks and playgrounds.
- E. Livestock, poultry, small animals, greenhouses, and nurseries as accessory uses, provided no retail or wholesale business sales office is maintained on a lot of less than two acres, and provided no poultry or livestock, other than household pets, shall be housed within 100 feet of any residence other than a dwelling on the same lot.
- F. Utility facilities, minor.
- G. Bed and breakfast inns subject to the provisions of chapter 5.500, Bed and Breakfast Inn, of this code.
- H. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 611, ef. 9/8/94; Amended by Ord. 653, ef. 9/12/97; Amended by Ord. 690, ef. 7/27/00; Amended by Ord. 731, ef. 6/26/03]

3.013 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the R-20 district:

- A. Community service uses.
- B. Day care centers in association with an established community service use.
- C. Guest or parental residence and servant's quarters.
- D. Utility facilities, major.
- E. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90;

Amended by Ord. 653, ef. 9/12/97]

3.014 Lot Size, Dimensional, and Density Standards.

A. Lot Size, Width, Depth, and Frontage.

1. Minimum lot size: 20,000 square feet per dwelling unit.
2. Minimum lot width: 70 feet, and 70 feet at the front setback line.
3. Minimum lot depth: 100 feet.
4. Minimum lot frontage: 20 feet.

B. Setbacks.

1. Front yard setback: Minimum of 30 feet.
2. Side yard and street side yard setback: Minimum of ten feet.
3. Rear yard setback: Minimum of 25 feet.
4. Projections into setbacks: See chapter 5.020, Exceptions to Yard Requirements, of this code.
5. Accessory structures in setback areas: See chapter 5.010, Accessory Structures in Required Yards, of this code.

C. Height Limitation. No structure shall exceed 35 feet in height.

D. Minimum Density. Residential development is required to be built at 80% or more of the maximum number of dwelling units per net acre. For purposes of this standard, in computing the maximum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number. For computing the minimum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number.

[Example: Computing maximum and minimum dwelling units for a 50,000 square foot parcel:

- Allowed density is 1 dwelling per 20,000 square feet.
- A 50,000 square foot parcel yields 2.5 dwelling units; round down to 2 dwelling units for maximum number of units.
- Eighty percent minimum density is 0.8x2 which yields 1.6 dwelling units; rounded down to 1 dwelling unit for minimum number of units.] [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 690, ef. 7/27/00; Amended by Ord. 731, ef. 6/26/03]

3.015 Additional Requirements.

- A. Design review and landscaping is required for all uses except single-family detached dwellings.

- B. All lots in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.
- C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this code.
- D. Single-family detached dwellings are allowed when the proposal is consistent with the following standards:
  - 1. All applicable standards of this district.
  - 2. Department of Environmental Quality-approved water supply systems.
  - 3. Department of Environmental Quality-approved individual subsurface sewage disposal systems.
- E. All single-family detached dwellings shall utilize at least six of the following design features:
  - 1. Dormers.
  - 2. Recessed entries.
  - 3. Cupolas.
  - 4. Bay or bow windows.
  - 5. Window shutters.
  - 6. Offsets on building face or roof (minimum 12").
  - 7. Gables.
  - 8. Covered porch entry.
  - 9. Pillars or posts.
  - 10. Eaves (minimum 6").
  - 11. Tile, shake, or architectural composition roofing.
  - 12. Horizontal lap siding.
- F. Manufactured homes shall comply with the following standards:

1. Be multi-sectional and enclose a space of not less than 1,000 square feet.
2. Foundations for manufactured homes shall comply with current Oregon Administrative Rules regulations. Homes shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not less than eight inches nor more than 12 inches above grade. If the manufactured home is placed on a basement, the 12-inch limitation shall not apply.
3. The manufactured home shall have a pitched roof. The minimum slope shall be not less than a nominal three feet in height for each 12 feet in width.
4. The manufactured home shall have exterior siding and roofing which in color, material, and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community, or which is comparable to the predominant materials used on surrounding dwellings as determined by the Director.
5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required for single-family dwellings constructed under the state code as defined in ORS 455.010.
6. The manufactured dwelling shall have a garage constructed of like materials, where such is consistent with the predominant construction of immediately surrounding dwellings.
7. The towing tongue, axles, wheels, and traveling lights shall be removed from the manufactured home when installed or within 30 days of delivery to site.
8. The manufactured home shall not be sited adjacent to any structure listed on the Register of Historic Landmarks and Districts, or a structure designated Community Resource (CR), by the City.
9. The manufactured home shall be connected to the City's public water supply and public sewer, or as authorized under subsections (D)(2) and (3) of this section.
10. If the manufactured home is removed from its foundation, the owner shall either replace the manufactured home with another approved manufactured home, or remove the foundation, manufactured home accessory structures, and other structures on the property and disconnect sewer, water, and other utilities within 30 days. If the owner fails to perform the work within 30 days, the City may make the removal and disconnection and place a lien against the property for the cost of the work. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 611, ef. 9/8/94; Amended by Ord. 731, ef. 6/26/03]

**3.020 SINGLE-FAMILY RESIDENTIAL R-10**

3.021 Purpose. This district is intended primarily for single-family detached dwellings in a low-density residential neighborhood environment. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 731, ef. 6/26/03]

3.022 Permitted Uses. The following uses and their accessory uses are permitted in the R-10 district:

- A. Single-family detached and zero lot line dwellings.
- B. Accessory residential units, subject to the provisions of chapter 5.1000, Accessory Residential Units, of this code.
- C. Duplex dwellings when each dwelling unit is situated on an adjoining but separate lot of record, provided the base density is not exceeded.
- D. Residential homes (ORS 197.660[2]; ORS 443.400-443.825).
- E. Parks and playgrounds.
- F. Utility facilities, minor.
- G. Bed and breakfast inns subject to the provisions of chapter 5.500, Bed and Breakfast Inn, of this code.
- H. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 611, ef. 9/8/94; Amended by Ord. 653, ef. 9/12/97; Amended by Ord. 690, ef. 7/27/00; Amended by Ord. 731, ef. 6/26/03]

3.023 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the R-10 district:

- A. Community service uses.
- B. Golf courses (excluding miniature golf courses or driving ranges).
- C. Duplex dwellings on the same lot at intersections of any two streets of at least neighborhood collector status. Lot size must comply with R-10 requirements.
- D. Nursing homes.
- E. Congregate housing, subject to the provisions of chapter 4.400, Congregate Housing, of this code.
- F. Utility facilities, major.

- G. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 731, ef. 6/26/03]

3.024 Lot Size, Dimensional, and Density Standards.

A. Lot Size, Width, Depth, and Frontage.

1. Minimum lot size: 10,000 square feet.
2. Minimum lot width: 70 feet, and 70 feet wide at the front setback line.
3. Minimum lot depth: 100 feet.
4. Minimum lot frontage: 20 feet.

B. Setbacks.

1. Front yard setback: Minimum of 20 feet.
2. Side yard and street side yard setback: Minimum of ten feet.
3. Rear yard setback: Minimum of 20 feet.
4. Projections into setbacks: See chapter 5.020, Exceptions to Yard Requirements, of this code.
5. Accessory structures in setback areas: See chapter 5.010, Accessory Structures in Required Yards, of this code.

C. Height Limitation. The maximum height of a structure shall be 35 feet.

D. Minimum Density. Residential development is required to be built at 80% or more of the maximum number of dwelling units per net acre. For purposes of this standard, in computing the maximum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number. For computing the minimum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number.

[Example: Computing maximum and minimum dwelling units for a 25,000 square foot parcel:

- Allowed density is 1 dwelling per 10,000 square feet.
- A 25,000 square foot parcel yields 2.5 dwelling units; round down to 2 dwelling units for maximum number of units.
- Eighty percent minimum density is  $0.8 \times 2$  which yields 1.6 dwelling units; rounded down to 1 dwelling unit for minimum number of units.] [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 690, ef. 7/27/00; Amended by Ord. 731, ef. 6/26/03]

3.025 Additional Requirements.

- A. Design review and landscaping is required for all uses except single-family detached and zero lot line dwellings, and duplex dwellings on separate lots. The design standards of chapter 8.200 of this code apply to duplex dwellings on a single lot.
- B. All lots in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.
- C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this code.
- D. All single-family detached and zero lot line dwellings and duplex dwellings on separate lots shall utilize at least six of the following design features:
  - 1. Dormers.
  - 2. Recessed entries.
  - 3. Cupolas.
  - 4. Bay or bow windows.
  - 5. Window shutters.
  - 6. Offsets on building face or roof (minimum 12").
  - 7. Gables.
  - 8. Covered porch entry.
  - 9. Pillars or posts.
  - 10. Eaves (minimum 6").
  - 11. Tile, shake, or architectural composition roofing.
  - 12. Horizontal lap siding.
- E. Manufactured homes shall comply with the following standards:
  - 1. Be multi-sectional and enclose a space of not less than 1,000 square feet.
  - 2. Foundations for manufactured homes shall comply with current Oregon Administrative Rules regulations. Homes shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not less than eight inches nor more than 12

inches above grade. If the manufactured home is placed on a basement, the 12-inch limitation shall not apply.

3. The manufactured home shall have a pitched roof. The minimum slope shall be not less than a nominal three feet in height for each 12 feet in width.
4. The manufactured home shall have exterior siding and roofing which in color, material, and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community, or which is comparable to the predominant materials used on surrounding dwellings as determined by the Director.
5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required for single-family dwellings constructed under the state code as defined in ORS 455.010.
6. The manufactured dwelling shall have a garage constructed of like materials, where such is consistent with the predominant construction of immediately surrounding dwellings.
7. The towing tongue, axles, wheels, and traveling lights shall be removed from the manufactured home when installed or within 30 days of delivery to site.
8. The manufactured home shall not be sited adjacent to any structure listed on the Register of Historic Landmarks and Districts, or a structure designated Community Resource (CR), by the City.
9. The manufactured home shall be connected to the City's public water supply and public sewer.
10. If the manufactured home is removed from its foundation, the owner shall either replace the manufactured home with another approved manufactured home, or remove the foundation, manufactured home accessory structures, and other structures on the property and disconnect sewer, water, and other utilities within 30 days. If the owner fails to perform the work within 30 days, the City may make the removal and disconnection and place a lien against the property for the cost of the work. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 611, ef. 9/8/94; Amended by Ord. 731, ef. 6/26/03]

**3.030 SINGLE-FAMILY RESIDENTIAL R-7**

3.031 Purpose. This district is intended primarily for single-family detached dwellings in a low-density residential neighborhood environment. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 731, ef. 6/26/03]

3.032 Permitted Uses. The following uses and their accessory uses are permitted in the R-7 district:

- A. Single-family detached and zero lot line dwellings.
- B. Accessory residential units subject to the provisions of chapter 5.1000, Accessory Residential Units, of this code.
- C. Duplex dwellings when each dwelling unit is situated on an adjoining but separate lot of record, provided the base density is not exceeded.
- D. Duplex dwellings on the same lot at intersections of any two streets of at least neighborhood collector status as approved by the Planning Commission, or on lots in a subdivision approved for single lot duplex development.
- E. Residential homes (ORS 197.660[2]; ORS 443.400-443.825).
- F. Parks and playgrounds.
- G. Utility facilities, minor.
- H. Bed and breakfast inns subject to the provisions of chapter 5.500, Bed and Breakfast Inn, of this code.
- I. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 611, ef. 9/8/94; Amended by Ord. 653, ef. 9/12/97; Amended by Ord. 690, ef. 7/27/00; Amended by Ord. 731, ef. 6/26/03]

3.033 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the R-7 district:

- A. Day care centers.
- B. Golf courses (excluding miniature golf courses or driving ranges).
- C. Nursing homes.
- D. Congregate housing, subject to the provisions of chapter 4.400, Congregate Housing, of this code.
- E. Community service uses.

- F. Utility facilities, major.
- G. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 731, ef. 6/26/03]

3.034 Lot Size, Dimensional, and Density Standards.

- A. Lot Size, Width, Depth, and Frontage.
  - 1. Minimum lot size: 7,000 square feet for a single-family detached and zero lot line dwellings and for each unit of a duplex dwelling on separate lots; 10,000 square feet for duplex dwellings on the same lot.
  - 2. Minimum lot width: 60 feet, and 60 feet wide at the front setback line.
  - 3. Minimum lot depth: 80 feet.
  - 4. Minimum lot frontage: 20 feet.
- B. Setbacks.
  - 1. Front yard setback: Minimum of 20 feet.
  - 2. Side yard and street side yard setback: Minimum of 7½ feet and ten feet on corner lots abutting a street.
  - 3. Rear yard setback: Minimum of 20 feet.
  - 4. Projections into setbacks: See chapter 5.020, Exceptions to Yard Requirements, of this code.
  - 5. Accessory structures in setback areas: See chapter 5.010, Accessory Structures in Required Yards, of this code.
- C. Height Limitation. The maximum height of a structure shall be 35 feet.
- D. Minimum Density. Residential development is required to be built at 80% or more of the maximum number of dwelling units per net acre. For purposes of this standard, in computing the maximum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number. For computing the minimum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number.

[Example: Computing maximum and minimum dwelling units for a 17,500 square foot parcel:

  - Allowed density is 1 dwelling per 7,000 square feet.

- A 17,500 square foot parcel yields 2.5 dwelling units; round down to 2 dwelling units for maximum number of units.
- Eighty percent minimum density is 0.8x2 which yields 1.6 dwelling units; rounded down to 1 dwelling unit for minimum number of units.] [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 690, ef. 7/27/00; Amended by Ord. 731, ef. 6/26/03]

### 3.035 Additional Requirements.

- A. Design review and landscaping is required for all uses except single-family detached and zero lot line dwellings, and duplex dwellings on separate lots. The design standards of chapter 8.200 of this code apply to duplex dwellings on the same lot.
- B. All lots in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.
- C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this code.
- D. All single-family detached and zero lot line dwellings and duplex dwellings on separate lots shall utilize at least six of the following design features:
  - 1. Dormers.
  - 2. Recessed entries.
  - 3. Cupolas.
  - 4. Bay or bow windows.
  - 5. Window shutters.
  - 6. Offsets on building face or roof (minimum 12").
  - 7. Gables.
  - 8. Covered porch entry.
  - 9. Pillars or posts.
  - 10. Eaves (minimum 6").
  - 11. Tile, shake, or architectural composition roofing.
  - 12. Horizontal lap siding.

- E. Manufactured homes shall comply with the following standards:
1. Be multi-sectional and enclose a space of not less than 1,000 square feet.
  2. Foundations for manufactured homes shall comply with current Oregon Administrative Rules regulations. Homes shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not less than eight inches nor more than 12 inches above grade. If the manufactured home is placed on a basement, the 12-inch limitation shall not apply.
  3. The manufactured home shall have a pitched roof. The minimum slope shall be not less than a nominal three feet in height for each 12 feet in width.
  4. The manufactured home shall have exterior siding and roofing which in color, material, and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community, or which is comparable to the predominant materials used on surrounding dwellings as determined by the Director.
  5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required for single-family dwellings constructed under the state code as defined in ORS 455.010.
  6. The manufactured dwelling shall have a garage constructed of like materials, where such is consistent with the predominant construction of immediately surrounding dwellings.
  7. The towing tongue, axles, wheels, and traveling lights shall be removed from the manufactured home when installed or within 30 days of delivery to site.
  8. The manufactured home shall not be sited adjacent to any structure listed on the Register of Historic Landmarks and Districts or a structure designated Community Resource (CR), by the City.
  9. The manufactured home shall be connected to the City's public water supply and public sewer.
  10. If the manufactured home is removed from its foundation, the owner shall either replace the manufactured home with another approved manufactured home, or remove the foundation, manufactured home accessory structures, and other structures on the property and disconnect sewer, water, and other utilities within 30 days. If the owner fails to perform the work within 30 days, the City may make the removal and disconnection and place a lien

against the property for the cost of the work. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 611, ef. 9/8/94; Amended by Ord. 731, ef. 6/26/03]

**3.040 SINGLE-FAMILY RESIDENTIAL R-5**

3.041 Purpose. This district is intended primarily for single-family detached dwellings in a medium-density residential neighborhood environment. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 716, ef. 5/9/02]

3.042 Permitted Uses. The following uses and their accessory uses are permitted in the R-5 district:

- A. Single-family detached and zero lot line dwellings.
- B. Duplex dwellings when each dwelling unit is situated on an adjoining but separate lot of record.
- C. Accessory residential units, subject to the provisions of chapter 5.1000, Accessory Residential Units, of this code.
- D. Manufactured home parks, subject to the provisions of chapter 5.900, Manufactured Home Parks, of this code.
- E. Residential homes (ORS 197.660[2]; ORS 443.400-443.825).
- F. Parks and playgrounds.
- G. Utility facilities, minor.
- H. Bed and breakfast inns subject to the provisions of chapter 5.500, Bed and Breakfast Inn, of this code.
- I. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 589, ef. 2/11/93; Amended by Ord. 611, ef. 9/8/94; Amended by Ord. 653, ef. 9/12/97; Amended by Ord. 690, ef. 7/27/00; Amended by Ord. 716, ef. 5/9/02]

3.043 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the R-5 district:

- A. Day care centers.
- B. Golf courses (excluding miniature golf courses or driving ranges).
- C. Nursing homes.
- D. Congregate housing, subject to the provisions of chapter 4.400, Congregate Housing, of this code.
- E. Community service uses.

F. Utility facilities, major.

G. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 716, ef. 5/9/02]

3.044 Lot Size, Dimensional, and Density Standards.

A. Lot Size, Width, Depth, and Frontage.

1. Minimum lot size: 5,000 square feet for single-family detached and zero lot line dwellings, and non-residential uses; 4,000 square feet for each unit of a duplex dwelling.
2. Minimum lot width: 50 feet and 50 feet wide at the front setback line for single-family detached and zero lot line dwellings, and non-residential uses. For duplex dwellings: 40 feet and 40 feet wide at the front setback line.
3. Minimum lot depth: 70 feet.
4. Minimum lot frontage: 20 feet.

B. Setbacks.

1. Front yard setback: Minimum of 20 feet.
2. Side yard and street side yard setback: Minimum of five feet and ten feet on corner lots abutting a street. For duplex dwellings, common walls shall be located on the common property line with each dwelling situated on its own lot.
3. Rear yard setback: Minimum of 15 feet.
4. Projections into setbacks: See chapter 5.020, Exceptions to Yard Requirements, of this code.
5. Accessory structures in setback areas: See chapter 5.010, Accessory Structures in Required Yards, of this code.

C. Height Limitation. The maximum height of a structure shall be 35 feet.

D. Minimum Density. Residential development is required to be built at 80% or more of the maximum number of dwelling units per net acre. For purposes of this standard, in computing the maximum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number. For computing the minimum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number.

[Example: Computing maximum and minimum dwelling units for a 12,500 square foot parcel:

- Allowed density is 1 dwelling per 5,000 square feet.
- A 12,500 square foot parcel yields 2.5 dwelling units; round down to 2 dwelling units for maximum number of units.
- Eighty percent minimum density is 0.8x2 which yields 1.6 dwelling units; rounded down to 1 dwelling unit for minimum number of units.] [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 589, ef. 2/11/93; Amended by Ord. 690, ef. 7/27/00; Amended by Ord. 716, ef. 5/9/02]

3.045 Manufactured Dwelling (Infill) Requirements.  
[Adopted by Ord. 589, ef. 2/11/93; Repealed by Ord. 611, ef. 9/8/94]

3.045 Additional Requirements.

- A. Design review and landscaping is required for all uses except single-family detached and zero lot line dwellings, and duplex dwellings on separate lots. The design standards of chapter 8.200 of this code apply to residential uses. Development on lots within the Town Center Overlay District must conform to the applicable standards of chapter 4.700, Town Center, of this code.
- B. All lots in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.
- C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this code.
- D. All single-family detached and zero lot line dwellings, and duplex dwellings on separate lots shall utilize at least six of the following design features:
  - 1. Dormers.
  - 2. Recessed entries.
  - 3. Cupolas.
  - 4. Bay or bow windows.
  - 5. Window shutters.
  - 6. Offsets on building face or roof (minimum 12").
  - 7. Gables.
  - 8. Covered porch entry.
  - 9. Pillars or posts.
  - 10. Eaves (minimum 6").

11. Tile, shake, or architectural composition roofing.
  12. Horizontal lap siding.
- E. Manufactured homes shall comply with the following standards:
1. Be multi-sectional and enclose a space of not less than 1,000 square feet.
  2. Foundations for manufactured homes shall comply with current Oregon Administrative Rules regulations. Homes shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not less than eight inches nor more than 12 inches above grade. If the manufactured home is placed on a basement, the 12-inch limitation shall not apply.
  3. The manufactured home shall have a pitched roof. The minimum slope shall be not less than a nominal three feet in height for each 12 feet in width.
  4. The manufactured home shall have exterior siding and roofing which in color, material, and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community, or which is comparable to the predominant materials used on surrounding dwellings as determined by the Director.
  5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required for single-family dwellings constructed under the state code as defined in ORS 455.010.
  6. The manufactured dwelling shall have a garage constructed of like materials, where such is consistent with the predominant construction of immediately surrounding dwellings.
  7. The towing tongue, axles, wheels, and traveling lights shall be removed from the manufactured home when installed or within 30 days of delivery to site.
  8. The manufactured home shall not be sited adjacent to any structure listed on the Register of Historic Landmarks and Districts or a structure designated Community Resource (CR), by the City.
  9. The manufactured home shall be connected to the City's public water supply and public sewer.
  10. If the manufactured home is removed from its foundation, the owner shall either replace the manufactured home with another approved manufactured

home, or remove the foundation, manufactured home accessory structures, and other structures on the property and disconnect sewer, water, and other utilities within 30 days. If the owner fails to perform the work within 30 days, the City may make the removal and disconnection and place a lien against the property for the cost of the work. [Adopted by Ord. 550, ef. 9/25/90; Renumbered from 3.045 by Ord. 589, ef. 2/11/93; Renumbered from 3.046 and amended by Ord. 611, ef. 9/8/94; Amended by Ord. 716, ef. 5/9/02]

**3.050 ATTACHED RESIDENTIAL R-4**

3.051 Purpose. This district is intended primarily for attached residential dwellings in a medium-density residential environment. [Adopted by Ord. 550, ef. 9/25/90]

3.052 Permitted Uses. The following uses and their accessory uses are permitted in the R-4 district:

- A. Attached, duplex, and triplex dwellings.
- B. Single-family detached and zero lot line dwellings.
- C. Manufactured home parks, subject to the provisions of chapter 5.900, Manufactured Home Parks, of this code.
- D. Residential homes (ORS 197.660[2]; ORS 443.400-443.825).
- E. Residential facilities (ORS 197.660[1]; ORS 443.400-443.460).
- F. Parks and playgrounds.
- G. Utility facilities, minor.
- H. Bed and breakfast inns subject to the provisions of chapter 5.500, Bed and Breakfast Inn, of this code.
- I. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 653, ef. 9/12/97; Amended by Ord. 716, ef. 5/9/02]

3.053 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the R-4 district:

- A. Day care centers.
- B. Golf courses (excluding miniature golf courses or driving ranges).
- C. Nursing homes.
- D. Congregate housing, subject to the provisions of chapter 4.400, Congregate Housing, of this code.
- E. Community service uses.
- F. Utility facilities, major.
- G. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 716, ef. 5/9/02]

### 3.054 Lot Size, Dimensional, and Density Standards.

#### A. Lot Size, Width, Depth, and Frontage.

1. Minimum lot size: 4,000 square feet for single-family detached dwellings and zero lot line dwellings, and for non-residential uses; 3,500 square feet per unit for duplex, triplex, and attached dwellings when on one lot; 3,500 square feet for duplexes, and the end units of triplex and attached dwellings on separate lots; 3,000 square feet for the interior units of triplex and attached dwellings on separate lots.
2. Minimum lot width: 40 feet and 40 feet wide at the front setback line for those uses requiring a 4,000 square foot minimum lot size; 35 feet wide at the front setback line for those uses requiring a 3,500 square foot minimum lot size; 30 feet wide at the front setback line for those uses requiring a 3,000 square foot minimum lot size.
3. Minimum lot depth: 70 feet.
4. Minimum lot frontage: 20 feet.

#### B. Setbacks.

1. Front yard setback: Minimum of 20 feet.
2. Side yard and street side yard setback: Minimum of five feet and ten feet on corner lots abutting a street. Duplex, triplex, and attached dwellings on individual lots and zero lot line dwellings shall have a common wall located on a common property line.
3. Rear yard setback: Minimum of 15 feet.
4. Projections into setbacks: See chapter 5.020, Exceptions to Yard Requirements, of this code.
5. Accessory structures in setback areas: See chapter 5.010, Accessory Structures in Required Yards, of this code.

#### C. Height Limitation. The maximum height of a structure shall be 35 feet.

#### D. Minimum Density. Residential development is required to be built at 80% or more of the maximum number of dwelling units per net acre. For purposes of this standard, in computing the maximum number of dwelling units, if the total

contains a fraction, then the number shall be rounded down to the next lower whole number. For computing the minimum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number.

[Example: Computing maximum and minimum dwelling units for a 10,000 square foot parcel:

- Allowed density is 1 dwelling per 4,000 square feet.
- A 10,000 square foot parcel yields 2.5 dwelling units; round down to 2 dwelling units for maximum number of units.
- Eighty percent minimum density is 0.8x2 which yields 1.6 dwelling units; rounded down to 1 dwelling unit for minimum number of units.] [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 690, ef. 7/27/00; Amended by Ord. 716, ef. 5/9/02]

### 3.055 Additional Requirements.

- A. Design review and landscaping is required for all uses except detached single-family and zero lot line dwellings, and duplex dwellings on separate lots. The design standards of chapter 8.200 of this code apply to residential uses. Development on lots within the Town Center Overlay District must conform to the applicable standards of chapter 4.700, Town Center, of this code.
- B. All lots in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.
- C. Off-street parking spaces shall be provided in accordance with the requirements of section 8.225, Off-Street Parking, Garages, and Carports, and Chapter 9, Off-Street Parking and Loading, of this code.
- D. All single-family detached and zero lot line dwellings, and duplex dwellings on separate lots shall utilize at least six of the following design features:
  1. Dormers.
  2. Recessed entries.
  3. Cupolas.
  4. Bay or bow windows.
  5. Window shutters.
  6. Offsets on building face or roof (minimum 12").
  7. Gables.
  8. Covered porch entry.
  9. Pillars or posts.

10. Eaves (minimum 6").
  11. Tile, shake, or architectural composition roofing.
  12. Horizontal lap siding.
- E. Manufactured homes shall comply with the following standards:
1. Be multi-sectional and enclose a space of not less than 1,000 square feet.
  2. Foundations for manufactured homes shall comply with current Oregon Administrative Rules regulations. Homes shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not less than eight inches nor more than 12 inches above grade. If the manufactured home is placed on a basement, the 12-inch limitation shall not apply.
  3. The manufactured home shall have a pitched roof. The minimum slope shall not be less than a nominal three feet in height for each 12 feet in width.
  4. The manufactured home shall have exterior siding and roofing which in color, material, and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community, or which is comparable to the predominant materials used on surrounding dwellings as determined by the Director.
  5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required for single-family dwellings constructed under the state code as defined in ORS 455.010.
  6. The manufactured dwelling shall have a garage constructed of like materials, where such is consistent with the predominant construction of immediately surrounding dwellings.
  7. The towing tongue, axles, wheels, and traveling lights shall be removed from the manufactured home when installed or within 30 days of delivery to the site.
  8. The manufactured home shall not be sited adjacent to any structure listed on the Register of Historic Landmarks and Districts or a structure designated Community Resource (CR), by the City.
  9. The manufactured home shall be connected to the City's public water supply and public sewer.

10. If the manufactured home is removed from its foundation, the owner shall either replace the manufactured home with another approved manufactured home, or remove the foundation, manufactured home accessory structures, and other structures on the property and disconnect sewer, water, and other utilities within 30 days. If the owner fails to perform the work within 30 days, the City may make the removal and disconnection and place a lien against the property for the cost of the work. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 716, ef. 5/9/02]

**3.060 APARTMENT RESIDENTIAL A-2**

3.061 Purpose. This district is intended primarily for multiple-family (apartments) and attached dwellings in a high-density residential environment. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 716, ef. 5/9/02]

3.062 Permitted Uses. The following uses and their accessory uses are permitted in the A-2 district:

- A. Multiple-family dwellings (apartments).
- B. Attached, duplex, and triplex dwellings when the dwellings are on the same lot.
- C. Residential facilities (ORS 197.660[1]; ORS 443.400-443.460).
- D. Parks and playgrounds.
- E. Utility facilities, minor.
- F. Bed and breakfast inns subject to the provisions of chapter 5.500, Bed and Breakfast Inn, of this code.
- G. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 653, ef. 9/12/97; Amended by Ord. 716, ef. 5/9/02]

3.063 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the A-2 district:

- A. Single-family detached and zero lot line dwellings.
- B. Attached, duplex, and triplex dwellings when the dwellings are on separate lots.
- C. Residential homes (ORS 197.660[2]; ORS 443.400-443.825).
- D. Day care centers.
- E. Congregate housing, subject to the provisions of chapter 4.400, Congregate Housing, of this code.
- F. Golf courses (excluding miniature golf courses or driving ranges).
- G. Professional offices or clinics on arterial or collector streets.
- H. Nursing homes.
- I. Boarding, lodging, or rooming houses.

- J. Community service uses.
- K. Utility facilities, major.
- L. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 716, ef. 5/9/02]

3.064 Density, Lot Size, and Dimensional Standards.

A. Dimensional Standards.

1. Minimum lot size: Refer to the table in subsection (B) of this section for residential uses; 5,400 square feet for all other uses.
2. Minimum lot width:
  - a. Units on separate lots:
    - i. 35 feet at the front setback line of any interior lot used for single-family detached and zero lot-line dwellings, duplexes, and the end units of a triplex or attached dwelling.
    - ii. 20 feet for any interior unit of a triplex or attached dwelling.
    - iii. 40 feet at the front setback line of a corner lot.
  - b. Multiple-family, attached, duplex, and triplex dwellings, and non-residential uses on one lot:
    - i. 60 feet at the front setback line.
    - ii. 70 feet at the front setback line of a corner lot.
3. Minimum lot depth: 70 feet for single-family detached dwellings with a driveway from the public street or with access from an alley within a separate tract from the lot; 90 feet for all other uses when there is approved street access; 100 feet for any use with access from an alley within an easement that is part of the lot.
4. Minimum lot frontage: 20 feet.

- B. Maximum Density and Lot Size. Where the number of dwelling units erected on a lot is calculated in accordance with this section, no greater number of units shall in any event be permitted at any time unless the lot is within the Town Center Overlay District, or except as may be approved under the Planned Development District.

<b>DENSITY STANDARDS</b>		
<b>Type of Residential Use</b>	<b>Minimum Lot Area</b>	<b>Maximum Lot Coverage</b>
Single-family detached and zero lot line dwellings	3,500 square feet per unit	None
Duplex, triplex and attached dwellings	3,000 square feet per unit when the dwellings are all on one lot. 3,000 square feet for duplexes and the end unit of triplex and attached dwellings on separate lots. 1,800 square feet for the interior units of triplex and attached dwellings on separate lots.	None for units on individual lots; 40% for others
<b>Multiple-Family Dwellings</b>	<b>Minimum Lot Area</b>	<b>Maximum Lot Coverage</b>
4-14	9,000 square feet plus 2,500 square feet for each unit over 4	45%
15-37	41,000 square feet plus 2,000 square feet for each unit over 15	50%
38-94	87,000 square feet plus 1,500 square feet for each unit over 38	50%
95-155	172,500 square feet plus 1,000 square feet for each unit over 95	55%
Over 155	1,500 square feet per unit	55%

C. Minimum Density. Residential development is required to be built at 80% or more of the maximum number of dwelling units per net acre. For purposes of this standard, in computing the maximum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number. For computing the minimum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number.

[Example: Computing maximum and minimum dwelling units for a 7,500 square foot parcel:

- Allowed density is 1 dwelling per 3,000 square feet.
- A 7,500 square foot parcel yields 2.5 dwelling units; round down to 2 dwelling units for maximum number of units.
- Eighty percent minimum density is 0.8x2 which yields 1.6 dwelling units; rounded down to 1 dwelling unit for minimum number of units.]

D. Setbacks.

1. Front yard setback: Minimum of 20 feet.

2. Side yard setback:
  - a. Single-family detached dwellings: Minimum of five feet.
  - b. Zero-lot line dwellings: Minimum of ten feet from at least one side property line.
  - c. Multiple-family, attached, duplex, and triplex dwellings, and non-residential structures or uses:
    - i. Adjoining the A-2 zoning district or a non-residential zoning district: Minimum of five feet.
    - ii. Adjoining another residential zoning district:
      - (a) Single-story construction: One and one-half times the minimum side yard setback of the adjoining residential zoning district but not less than ten feet.
      - (b) Two-story construction: Two times the minimum required side yard setback of the adjoining residential district but not less than 15 feet.
      - (c) Three-story or greater construction: Three times the minimum required side yard setback of the adjoining residential district but not less than 20 feet.
    - iii. No side yard setback shall apply for the interior side property lines of a duplex, triplex, and attached dwelling on individual lots.
3. Street side yard setback: Minimum of ten feet unless the street side yard is used for the driveway, in which case the minimum setback shall be 18 feet to the garage.
4. Rear yard setback:
  - a. Single family detached, zero-lot line, and duplex dwellings; and multiple-family, attached, and triplex dwellings, and non-residential structures or uses adjoining the A-2 zoning district or a non-residential zoning district:
    - i. Without an alley: Minimum of 15 feet.

- ii. With an alley that is platted either as an easement or a separate tract that is at least 20 feet in width:
  - (a) Minimum of 18 feet from the nearest edge of the tract or easement to the garage door.
  - (b) Minimum of five feet to any other wall of the garage and all other structures as measured from the nearest edge of the tract or easement.
- b. Multiple-family, attached, and triplex dwellings, and non-residential structures or uses adjoining a residential zoning district other than A-2:
  - i. Without an alley:
    - (a) Single story construction: The minimum rear yard setback of the adjoining residential zoning district.
    - (b) Two-story and greater construction: One and one-half times the minimum rear yard setback of the adjoining residential district but not less than 20 feet.
  - ii. With an alley that is platted either as an easement or a separate tract that is at least 20 feet in width, and the alley intervenes between the dwelling or structure and the other residential zoning district: Minimum of 20 feet to the nearest edge of the tract or easement, regardless of the number of stories.
- 5. Projections into setbacks: See section 5.020, Exceptions to Yard Requirements, of this code.
- 6. Accessory structures in setback areas: See section 5.010, Accessory Structures, of this code.
- 7. Distance between buildings: See chapter 8.200, Multiple-Family, Attached, Duplex, and Triplex Dwelling Design Standards, of this code.
- 8. Off-street parking, garages, and carports for multiple-family attached, duplex, and triplex dwellings: See section 8.225, Off-Street Parking, Garages, and Carports, of this code.
- E. Height Limitation. The maximum height of a structure shall be 35 feet. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 690, ef. 7/27/00; Amended by Ord. 716, ef. 5/9/02; Amended by Ord. 770, ef. 2/23/06]

3.065 Additional Requirements.

- A. Design review and landscaping is required for all uses except detached single-family and zero lot line dwellings, and duplex dwellings on separate lots. The design standards of chapter 8.200 of this code apply. Development on lots within the Town Center Overlay District must conform to the applicable standards of chapter 4.700, Town Center, of this code.
- B. All lots in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.
- C. Landscaping and screening will be provided on each site according to the standards of Chapter 11, Landscaping and Screening, of this code. All areas of a multiple-family, attached, duplex, or triplex dwelling site not occupied by paved roadways, parking, walkways, patios, or buildings shall be landscaped.
- D. Recreational facilities for multiple-family or attached dwelling developments of six units or more on one tax lot shall be provided in accordance with the regulations of section 8.235, Recreation Areas, of this code.
- E. Off-street parking spaces shall be provided in accordance with the requirements of section 8.225, Off-Street Parking, Garages, and Carports, and Chapter 9, Off-Street Parking and Loading, of this code. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 716, ef. 5/9/02]

**3.100 NEIGHBORHOOD COMMERCIAL NC**

3.101 Purpose. This district is intended for convenience retail and service establishments of limited scale to serve primarily the needs of nearby residents, rather than the City as a whole. Such uses shall be physically and visually compatible with adjacent residential development through appropriate use of landscaping, access, parking, signs, and architectural design. [Adopted by Ord. 550, ef. 9/25/90]

3.102 Siting Criteria. Neighborhood commercial sites may be located in residential areas provided:

- A. No commercial establishments exist or are planned within a minimum half-mile radius.
- B. A neighborhood commercial site does not exceed three acres.
- C. Each site has access to a street of at least a collector status.
- D. Each site does not include more than one quadrant of an intersection. If more than one quadrant is requested, the applicant must show that undue traffic congestion will not result. [Adopted by Ord. 550, ef. 9/25/90]

3.103 Permitted Uses. The following uses and their accessory uses are permitted in the NC district, provided they are conducted wholly within a completely enclosed building, except off-street parking and loading:

- A. Retail establishments, not to exceed 60,000 square feet of gross floor area per building or business including, but not limited to, barber or beauty shops, shoe repair stores, dressmaking or tailoring shops, photography studios, florist shops, book or stationary stores, gift shops, and art supply stores.
- B. Restaurants (excluding drive-through service).
- C. Professional offices.
- D. Day care centers.
- E. Single-family detached dwellings (except manufactured homes), duplex, triplex, attached, and multiple-family dwellings.
- F. Utility facilities, minor.
- G. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 669, ef. 3/4/99; Amended by Ord. 770, ef. 2/23/06]

3.104 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the NC District:

- A. Grocery stores and convenience stores without gasoline pumps.
- B. Community service uses.
- C. Utility facilities, major.
- D. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 770, ef. 2/23/06]

3.105 Dimensional Standards.

- A. Lot Size and Coverage.
  - 1. Minimum lot size: No limitation.
  - 2. Minimum street frontage: 20 feet, except that for lots specifically created for the construction of individual duplex, triplex, or attached dwelling units, the minimum street frontage shall be 16 feet.
  - 3. Maximum lot coverage: 80 percent.
  - 4. Maximum site size: Three acres.
- B. Setbacks.
  - 1. Front yard setback: None.
  - 2. Side yard setback: None, except property abutting a residential zoning district shall have the same side yard setback as required by the abutting district.
  - 3. Street side yard setback: None.
  - 4. Rear yard setback: None, except property abutting a residential zoning district shall have the same rear yard setback as required by the abutting district, but in no case shall it be less than 15 feet.
  - 5. Setbacks for insufficient right-of-way: The minimum front, side, or other setbacks shall be increased where such yard or setback abuts a street having right-of-way width less than the applicable City or County standard. The necessary right-of-way widths and the additional yard or setback requirements in such cases shall be determined based upon the Comprehensive Land Use Plan and applicable ordinances and standards.
- C. Height Limitation. The maximum height of a structure shall be 35 feet.

- D. **General Density Requirements.** The maximum residential density shall be one dwelling unit per 2,000 square feet of net land area.
- E. **Minimum Density.** Residential development is required to be built at 80% or more of the maximum number of dwelling units per net acre. For purposes of this standard, in computing the maximum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number. For computing the minimum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number.
- [Example: Computing maximum and minimum dwelling units for a 5,000 square foot parcel:
- Allowed density is 1 dwelling per 2,000 square feet.
  - A 5,000 square foot parcel yields 2.5 dwelling units; round down to 2 dwelling units for maximum number of units.
  - Eighty percent minimum density is  $0.8 \times 2$  which yields 1.6 dwelling units; rounded down to 1 dwelling unit for minimum number of units.] [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 770, ef. 2/23/06]

### 3.106 Additional Requirements.

- A. Design review and landscaping is required for all uses except single-family detached dwellings.
- B. All lots shall have frontage or approved access to public streets, public water, and public sewer before development is allowed.
- C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this code. Residential uses shall also comply with the standards of subsection 4.780(C)(2) and section 4.790 of this code. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 770, ef. 2/23/06]

**3.110 COMMUNITY COMMERCIAL CC**

3.111 Purpose. This district is intended for the shopping needs of several neighborhoods in locations easily accessible to such neighborhoods. [Adopted by Ord. 550, ef. 9/25/90]

3.112 Siting Criteria. A CC district may be established where:

- A. No commercial establishments exist, or are planned, within a minimum half-mile radius from the proposed site.
- B. Direct access to at least a minor arterial street is provided.
- C. A community commercial site does not exceed 20 acres. [Adopted by Ord. 550, ef. 9/25/90]

3.113 Permitted Uses. The following uses and their accessory uses are permitted in the CC district:

- A. Any use permitted in the Neighborhood Commercial (NC) district except for single-family detached dwellings, duplex, triplex, attached, and multiple-family dwellings.
- B. Retail establishments, not to exceed 60,000 square feet of gross floor area per building or business including, but not limited to, barber or beauty shops, shoe repair stores, groceries, dressmaking or tailoring shops, photography studios, florist shops, book or stationary stores, gift shops, and art supply stores.
- C. Banks or savings and loan associations.
- D. Laundromat/dry cleaning establishments.
- E. Medical or dental clinics or laboratories.
- F. Motels or hotels.
- G. Newsstands.
- H. Restaurants (including drive-through) or taverns.
- I. Studios for art, dance, etc.
- J. Professional offices.
- K. Utility facilities, minor.
- L. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 669, ef. 3/4/99; Amended by Ord. 779, ef. 5/23/06]

3.114 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the CC district:

- A. Retail stores or businesses, exceeding 60,000 square feet of gross floor area per building or business.
- B. Automotive service stations where no repair work is conducted.
- C. Motion picture theaters.
- D. Secondhand stores with all merchandise displayed and stored completely within a building.
- E. Community service uses.
- F. Utility facilities, major.
- G. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 669, ef. 3/4/99]

3.115 Dimensional Standards.

- A. Lot Area, Lot Width, and Lot Depth: No minimum requirement.
- B. Street Frontage: Minimum 20 feet.
- C. Setbacks.
  - 1. Front yard setback: Minimum of 20 feet.
  - 2. Side yard setback: None, except property abutting a residential zoning district shall have the same side yard setback as required by the abutting district.
  - 3. Street side yard setback: Minimum of ten feet.
  - 4. Rear yard setback: None, except property abutting a residential zoning district shall have the same rear yard setback as required by the abutting district, but in no case shall be less than 15 feet.
  - 5. Setbacks for insufficient right-of-way: The minimum front, side, or other setbacks shall be increased where such yard or setback abuts a street having right-of-way width less than the applicable City or County standard. The necessary right-of-way widths and the additional yard or setback requirements in such cases shall be based upon the Comprehensive Land Use Plan and applicable ordinances and standards.

- D. Height Limitation. The maximum height of a structure shall be 45 feet. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 770, ef. 2/23/06]

3.116 Additional Requirements.

- A. Design review and landscaping is required for all uses.
- B. All lots shall have frontage or approved access to public streets, public water, and public sewer before development is allowed.
- C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this code. [Adopted by Ord. 550, ef. 9/25/90]

**3.120 GENERAL COMMERCIAL GC**

3.121 Purpose. This district is intended for more intensive commercial uses in addition to those provided for in the Neighborhood Commercial (NC) and Community Commercial (CC) districts. [Adopted by Ord. 550, ef. 9/25/90]

3.122 Permitted Uses. The following uses and their accessory uses are permitted in the GC district:

- A. Any use permitted in the NC or CC district except for single-family detached dwellings, duplex, triplex, attached, and multiple-family dwellings, and except that retail stores or businesses are not limited to 60,000 square feet of gross floor area.
- B. Amusement enterprises, including pool halls, bowling alleys, and boxing arenas, theaters, auditoriums, printing, lithographing, or publishing.
- C. The following uses, if conducted within a completely enclosed building with all outside storage of merchandise, supplies, or work areas screened from the public right-of-way and adjacent residential, apartment, and NC districts, are permitted: Automotive service stations, carpenter shops, cabinet shops, upholstery, plumbing shops, lumber yards (retail sales only), automotive repair, painting and incidental body and fender work, sign painting shops, tire shops, animal hospitals, and boarding kennels.
- D. Accessory uses customarily incidental to any of the above uses when located on the same lot, provided that such uses, operations, or products are not objectionable due to odor, dust, smoke, noise, vibration, or similar causes.
- E. Utility facilities, minor.
- F. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 669, ef. 3/4/99; Amended by Ord. 779, ef. 5/23/06]

3.123 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the GC district:

- A. Wholesale distribution outlets, including warehousing.
- B. Off-street parking, and storage of truck tractors and/or semi-trailers.
- C. Heliport landings.
- D. Outdoor stadiums and race tracks.
- E. Automobile and trailer sales areas.

- F. Community service uses.
- G. Utility facilities, major.
- H. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90]

3.124 Dimensional Standards.

- A. Setbacks.
  - 1. Front yard setback: Minimum of 20 feet.
  - 2. Side yard setback: None, except property abutting a residential zoning district shall have the same side yard setback as required by the abutting district.
  - 3. Street side yard setback: Five feet on a through street or a corner lot abutting a street.
  - 4. Rear yard setback: None, except property abutting a residential zoning district shall have the same rear yard setback as required by the abutting district, but in no case shall be less than 15 feet.
  - 5. Setbacks for insufficient right-of-way: The minimum front, side, or other setbacks shall be increased where such yard or setback abuts a street having insufficient right-of-way width to serve the area. The necessary right-of-way widths, and the additional yard or setback requirements in such cases, shall be determined based upon the Comprehensive Land Use Plan and applicable ordinances and standards.
  - 6. Minimum street frontage: 50 feet.
- B. Height Limitation. The maximum height of a structure shall be 45 feet. [Adopted by Ord. 550, ef. 9/25/90]

3.125 Additional Requirements.

- A. Design review and landscaping is required for all uses.
- B. All lots shall have frontage or approved access to public streets, public water, and public sewer before development is allowed.
- C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this code. [Adopted by Ord. 550, ef. 9/25/90]

**3.130 CENTRAL BUSINESS DISTRICT CBD****3.131 Purpose.**

[Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 638, ef. 2/23/96; Amended by Ord. 653, ef. 9/12/97; Repealed by Ord. 658, ef. 3/12/98; Re-repealed by Ord. 661, ef. 7/23/98]

**3.132 Dimensional Standards – Subareas A, B, C and D.**

[Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 643, ef. 10/10/96; Repealed by Ord. 658, ef. 3/12/98; Re-repealed by Ord. 661, ef. 7/23/98]

**3.133 Landscaping Requirements.**

[Adopted by Ord. 550, ef. 9/25/90; Repealed by Ord. 658, ef. 3/12/98; Re-repealed by Ord. 661, ef. 7/23/98]

**3.134 Additional Requirements.**

[Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 643, ef. 10/10/96; Repealed by Ord. 658, ef. 3/12/98; Re-repealed by Ord. 661, ef. 7/23/98]

**3.131 Purpose.** This district is intended to provide for retail, personal, professional, business and industrial services within the Town Center (TC). [Adopted by Ord. 658, ef. 3/12/98; Repealed and readopted by Ord. 661, ef. 7/23/98]

**3.132 Permitted Uses.** The following uses are permitted in the CBD:

- A. Apartment units in conjunction with commercial uses, provided that they are built above or below the street level floor.
- B. Attached, duplex, and triplex dwellings either on the same lot or separate lots.
- C. Multiple-family dwellings.
- D. Museums, theaters, galleries, or studios for art, dance, and photography.
- E. Parking garages or parking lots.
- F. Personal services including, but not limited to, medical or dental clinics, small animal veterinary clinics, pharmacies, professional offices, general business offices, savings and loan companies, or other financial institutions.
- G. Restaurants (excluding fast food with drive-through), taverns, or lounges.
- H. Retail stores with 15,000 square feet or less of gross floor area.
- I. Service, sales, and repair including, but not limited to, computers, electronics, business machines, bicycles, appliances, scientific or musical instruments, locksmiths, or gunsmiths.
- J. Water-oriented recreational facilities.

- K. Utility facilities, minor.
- L. Bed and breakfast inns (but not subject to the provisions of chapter 5.500, Bed and Breakfast Inn, of this code). [Adopted by Ord. 658, ef. 3/12/98; Repealed and readopted by Ord. 661, ef. 7/23/98; Amended by Ord. 731, ef. 6/26/03; Amended by Ord. 770, ef. 2/23/06]

3.133 Conditional Uses. The following uses are permitted as conditional uses in the CBD:

- A. Assembly or limited manufacturing uses.
- B. Community service uses, except that a government building that serves exclusively as an office building shall be considered the same as professional offices and general business offices.
- C. Congregate housing subject to the provisions of chapter 4.400, Congregate Housing, of this code.
- D. Nursing homes.
- E. Grocery stores and convenience stores without gasoline pumps.
- F. Retail stores with more than 15,000 square feet of gross floor area.
- G. Utility facilities, major. [Adopted by Ord. 658, ef. 3/12/98; Repealed and readopted by Ord. 661, ef. 7/23/98; Amended by Ord. 731, ef. 6/26/03]

3.134 Dimensional Standards.

- A. Lot Area, Lot Width, and Lot Depth.
  - 1. Non-residential and mixed use: No minimum requirement.
  - 2. Residential uses:
    - a. Minimum lot area shall be based on the minimum lot width and minimum lot depth standards. Where there is no minimum lot width or minimum lot depth required, there shall be no minimum lot area requirement.
    - b. Residential uses shall have the following dimensional standards:
      - i. Minimum lot width: 16 feet.
      - ii. Minimum lot depth:

- (a) 70 feet for residential units with a driveway from the public street or with access from an alley within a separate tract from the lot.
  - (b) 90 feet for residential units with access from an alley within an easement that is part of the lot.
  - (c) There is no minimum lot depth for lots within the area between Historic Columbia River Highway and 2<sup>nd</sup> Street extended west to its intersection with 257<sup>th</sup> Avenue from 257<sup>th</sup> Avenue to the SE Sandy Street right-of-way.
- B. Street Frontage: Minimum of 16 feet.
- C. Setbacks:
- 1. Non-residential and mixed uses: No setbacks are required from a public street right-of-way or if abutting another commercial or industrial zoning district. If abutting a residential zoning district, the minimum setback along the abutting property line shall be 20 feet.
  - 2. Residential uses:
    - a. Front yard setback:
      - i. Without alley access:
        - (a) Minimum of 20 feet to the garage door of residential units with a driveway from the public street.
        - (b) Minimum of 15 feet to the front façade of a residential unit.
        - (c) Minimum of ten feet to the front porch of a residential unit.
      - ii. With alley access:
        - (a) Minimum of ten feet to the front façade of the residential unit.
        - (b) Minimum of five feet to the front porch of the residential unit.
    - b. Side yard setback:
      - i. Adjoining a non-residential or A-2 zoning district: Minimum of five feet.

- ii. Adjoining a residential zoning district other than A-2:
  - (a) Single-story construction: Minimum of five feet from an adjoining side yard and a minimum of 15 feet from an adjoining rear yard.
  - (b) Two-story or greater construction: Minimum of 7-1/2 feet from an adjoining side yard and a minimum of 15 feet from an adjoining rear yard.
  - (c) The minimum side yard setback from an adjoining rear yard may be reduced as provided in section 3.137 of this chapter.
- iii. No side yard setback for interior side property lines of duplexes, triplexes, and attached dwellings on individual lots.
- c. Street side yard setback: None required unless the street side yard is used for a driveway, in which case the minimum setback shall be 18 feet to the garage.
- d. Rear yard setback:
  - i. Adjoining a non-residential zoning district:
    - (a) Without an alley: Minimum of ten feet.
    - (b) With an alley that is platted either as an easement or as a separate tract that is at least 20 feet in width: Minimum of five feet from the nearest edge of the alley.
  - ii. Adjoining a residential district:
    - (a) Without an alley:
      - (i) Single-story construction: Minimum of 15 feet.
      - (ii) Two-story and greater construction: Minimum of 20 feet.
      - (iii) The minimum rear yard setback may be reduced as provided in section 3.137 of this chapter.
    - (b) With an alley that is platted either as an easement or a separate tract that is at least 20 feet in width: Minimum of

five feet to the nearest edge of the alley, regardless of the number of stories.

D. Residential Density.

1. Maximum residential density when the dwellings are all on one lot shall be one dwelling unit per 1,500 square feet of net land area, otherwise the maximum density shall be determined on the basis of the minimum lot area standards as established in subsection (A)(2) of this section.
2. For the area between Historic Columbia River Highway and 2<sup>nd</sup> Street extended west to its intersection with 257<sup>th</sup> Avenue from 257<sup>th</sup> Avenue to the SE Sandy Street right-of-way, the maximum residential density when the dwellings are all on one lot shall be one dwelling unit per 1,000 square feet of net land area. There is no maximum residential density for units on individual lots within this area.
3. Residential development is required to be built at 80% or more of the maximum number of dwelling units per net acre. For purposes of this standard, in computing the maximum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number. For computing the minimum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number.  
[Example: Computing maximum and minimum dwelling units for a 5,000 square foot parcel:
  - Allowed density is 1 dwelling per 1,500 square feet.
  - A 5,000 square foot parcel yields 3.3 dwelling units; round down to 3 dwelling units for maximum number of units.
  - Eighty percent minimum density is 0.8x3 which yields 2.4 dwelling units; rounded down to 2 dwelling unit for minimum number of units.]
4. Apartment units built in conjunction with a commercial use are not subject to the above maximum and minimum density standards.

E. Height Limitation. The maximum height of a structure shall be 35 feet. [Adopted by Ord. 658, ef. 3/12/98; Repealed and readopted by Ord. 661, ef. 7/23/98; Amended by Ord. 690, ef. 7/27/00; Amended by Ord. 731, ef. 6/26/03; Amended by Ord. 770, ef. 2/23/06; Amended by Ord. 775, ef. 5/11/06]

3.135 Landscaping Requirements. A minimum of five percent of the lot area shall be landscaped in accordance with Chapter 11, Landscaping and Screening, of this code, except that no minimum landscaping is required for the area between Historic Columbia River Highway and 2<sup>nd</sup> Street extended west to its intersection with 257<sup>th</sup> Avenue from 257<sup>th</sup> Avenue to the SE Sandy Street right-of-way. [Adopted by Ord. 658, ef. 3/12/98; Repealed and readopted by Ord. 661, ef. 7/23/98; Amended by Ord. 731, ef. 6/26/03; Amended by Ord. 770, ef. 2/23/06]

3.136 Additional Requirements.

- A. Access and Circulation. Adequate provisions for access and internal circulation of vehicles shall be provided for all uses allowed in the CBD in accordance with the requirements of this code.
  - B. External Storage of Merchandise. The external storage of merchandise and/or materials, directly or indirectly related to a business, is hereby prohibited within the CBD.
  - C. Outdoor Displays of Merchandise. Outdoor displays of merchandise are permitted during business hours only and shall not exceed ten percent of the total retail sales area.
  - D. Off-Street Parking and Loading.
    - 1. No off-street parking and loading shall be required for non-residential uses.
    - 2. A minimum of two parking spaces per unit is required for residential uses, except that apartment units in conjunction with commercial uses are required to have a minimum of one parking space per apartment unit.
    - 3. When parking is provided, the parking shall conform to the standards of Chapter 9, Off-Street Parking and Loading, of this code. When conflicts exist between this section and Chapter 9, Off-Street Parking and Loading, of this code, this section shall apply.
  - E. CBD Design Standards. Site and design review is required for all uses in the CBD zoning district. The Design Standards for Central Business District, listed in Appendix A of this code, shall also apply to the CBD.
  - F. Town Center Overlay District. The applicable provisions of chapter 4.700, Town Center, of this code shall apply to the CBD. [Adopted by Ord. 658, ef. 3/12/98; Repealed and readopted by Ord. 661, ef. 7/23/98; Amended by Ord. 731, ef. 6/26/03; Amended by Ord. 770, ef. 2/23/06]
- 3.137 Reduced Setback Allowed. The minimum side yard setback for residential uses adjoining a rear yard in a residential zoning district other than A-2, and the minimum rear yard setback (without an alley) adjoining a residential district, may be reduced by as much as five feet based on the following:
- A. A maximum building height ceiling shall first be determined for the subject property. The maximum building height ceiling is the plane established at the maximum building height as measured at the highest point along the shared property line of the adjoining parcel from which the setback is being measured.
  - B. For each one-foot reduction in the minimum setback, the building height ceiling shall be reduced by two feet. Thus, a building that is set back the maximum five

feet closer to the common property line has a building height ceiling that is ten feet lower than the maximum.

- C. The height of the building may not exceed the maximum building height, nor may it project above the reduced ceiling height.

[Example: A three-story building may be set back as close as 15 feet to the rear property line if the building does not exceed the maximum 35-foot building height and it does not project above the reduced (ten-foot lower) maximum building height ceiling.] [Adopted by Ord. 770, ef. 2/23/06]

**3.140 MIXED OFFICE/HOUSING DISTRICT MO/H**

3.141 Purpose. This district is intended to provide a compatible mix of office, employment, and housing opportunities in close proximity to the Troutdale Central Business District. The MO/H district is intended to promote a compact development form consistent with the Troutdale Town Center Plan. [Adopted by Ord. 658, ef. 3/12/98; Repealed and readopted by Ord. 661, ef. 7/23/98]

3.142 Permitted Uses. The following uses and their accessory uses are permitted in the MO/H district provided they are conducted wholly within a completely enclosed building, except off-street parking and loading:

- A. Professional offices.
- B. Medical or dental clinics or laboratories.
- C. Personal service uses with a maximum gross floor area of 2,000 square feet and provided in conjunction with residential development. The maximum square footage shall be considered a use limitation.
- D. Galleries or studios for art, dance, etc.
- E. Day care facilities.
- F. Attached, duplex, and triplex dwellings either on the same lot or on separate lots.
- G. Multiple-family dwellings (apartments).
- H. Apartment units in conjunction with a commercial use.
- I. Detached single-family dwellings provided on the same lot in conjunction with another permitted use.
- J. Congregate housing, subject to the provisions of chapter 4.400, Congregate Housing, of this code.
- K. Nursing homes.
- L. Residential facilities.
- M. Parks and playgrounds.
- N. Utility facilities, minor.
- O. Other uses similar in nature to those listed above. [Adopted by Ord. 658, ef. 3/12/98; Repealed and readopted by Ord. 661, ef. 7/23/98; Amended by Ord. 731, ef. 6/26/03]

3.143 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the MO/H district:

- A. Personal service uses with a gross floor area greater than 2,000 square feet or not provided in conjunction with residential development.
- B. Retail uses and restaurants with a maximum gross floor area of 15,000 square feet, except that retail uses and restaurants located within a building that existed prior to March 10, 1950 shall be subject to a maximum gross floor area of 40,000 square feet. The maximum square footage shall be considered a use limitation.
- C. Community service uses.
- D. Utility facilities, major.
- E. Other uses similar in nature to those listed above. [Adopted by Ord. 658, ef. 3/12/98; Repealed, readopted, and amended by Ord. 661, ef. 7/23/98]

3.144 Dimensional and Density Standards.

- A. Lot Area, Lot Width, and Lot Depth.
  - 1. Non-residential uses and apartment units in conjunction with a commercial use: No minimum requirement.
  - 2. Exclusively residential uses: Same as the CBD zoning district.
- B. Street Frontage: Minimum of 20 feet, except that for lots specifically created for the construction of individual duplex, triplex, or attached dwelling units, the minimum street frontage shall be 16 feet.
- C. Setbacks. Same as the CBD zoning district.
- D. Height Limitation. The maximum height of a structure shall be 35 feet.
- E. Building Size. No building shall have a footprint greater than 20,000 square feet, unless the building was in existence prior to March 10, 1950.
- F. Maximum and Minimum Density. Maximum and minimum residential density for exclusively residential uses shall be the same as the CBD density standard.
- G. Apartment units built in conjunction with a commercial use are not subject to the maximum and minimum density standards. [Adopted by Ord. 658, ef. 3/12/98; Repealed and readopted by Ord. 661, ef. 7/23/98; Amended by Ord. 690, ef. 7/27/00; Amended by Ord. 770, ef. 2/23/06]

3.145 Additional Requirements.

- A. Site and design review is required for all uses in the MO/H district other than detached single-family dwellings and duplex dwellings on separate lots. Site and design review shall be conducted in accordance with Chapter 8, Site Orientation and Design Standards, of this code.
- B. Landscaping Requirements.
  - 1. If residential use is provided: Minimum of 15% of the site area.
  - 2. If no residential use is provided: Minimum of five percent of the site area.
- C. No off-street parking spaces are required except for residential development. A minimum of two spaces are required for each residential unit, except that apartment units in conjunction with commercial uses are required to have a minimum of one parking space per apartment unit. Off-street parking shall conform to the off-street parking standards of Chapter 9, Off-Street Parking and Loading, of this code. When conflicts exist between this section and Chapter 9, Off-Street Parking and Loading, of this code, this section shall apply.
- D. Development shall conform to the TC district design standards. Where a conflict occurs between the standards of the TC district and this district, the more restrictive shall apply. [Adopted by Ord. 658, ef. 3/12/98; Repealed and readopted by Ord. 661, ef. 7/23/98; Amended by Ord. 731, ef. 6/26/03; Amended by Ord. 770, ef. 2/23/06]

**3.150 INDUSTRIAL PARK****IP**

- 3.151 Purpose. This district is intended for a mix of clean, employee-intensive industries, offices, services, and retail commercial uses, which have no off-site impacts in terms of noise, odor, glare, light, vibration, smoke, dust, or other types of off-site impacts. It provides for combining parking, landscaping, and other design features which physically and visually link structures and uses within one development. Offices, services, and retail commercial uses are permitted in compliance with Title 4 of the Metro Urban Growth Management Plan. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 792, ef. 9/25/08]
- 3.152 Permitted Uses. The following uses and their accessory uses are permitted in an IP district, provided they are conducted wholly within a completely enclosed building, except off-street parking and loading, and public park uses:
- A. Professional offices, subject to the provisions of subsection 3.155(D) of this chapter.
  - B. Research, experimental, or testing laboratories.
  - C. Assembly of electrical appliances, electronic instruments and devices, computer components and peripherals, and personal communication service devices.
  - D. Trade or commercial schools, whose primary purpose is to provide training to meet industrial needs.
  - E. Business parks, subject to the provisions of subsection 3.155(D) and provided the businesses within the park are permitted or conditional uses allowed within the IP district.
  - F. Delicatessen shops, subject to the following requirements:
    - 1. The delicatessen shop is located within a building which houses another permitted use.
    - 2. No drive-through window is permitted.
    - 3. Inside seating area shall not exceed 50% of the shop's gross floor area or 150 square feet, whichever is the lesser.
  - G. Utility facilities, minor.
  - H. Public parks, parkways, trails, and related facilities.
  - I. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 660, ef. 5/28/98; Amended by Ord. 792, ef. 9/25/08]

3.153 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in an IP district, provided they are conducted wholly within a completely enclosed building, except off-street parking and loading, and major utility facilities:

- A. Hotels/motels or convention facilities.
- B. Restaurants with or without drive-through window service, subject to the provisions of subsection 3.155(D) of this chapter.
- C. Bars, taverns, or cocktail lounges in conjunction with a restaurant.
- D. Retail, wholesale, and discount sales and services subject to the provisions of subsection 3.155(D) of this chapter.
- E. Banks or savings and loan associations, subject to the provisions of subsection 3.155(D) of this chapter.
- F. Medical and dental clinics, subject to the provisions of subsection 3.155(D) of this chapter.
- G. Convenience stores, not to exceed 3,500 square feet in size.
- H. Assembly or limited manufacturing uses when located and arranged according to a plan providing for aesthetic or other conditions in harmony with the neighborhood.
- I. Community service uses.
- J. Utility facilities, major.
- K. Child care facilities, kindergartens, and similar facilities in conjunction with a permitted use or an approved conditional use.
- L. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 660, ef. 5/28/98; Amended by Ord. 792, ef. 9/25/08]

3.154 Dimensional Standards.

- A. Lot Size and Coverage.
  - 1. Minimum lot width: 150 feet.
  - 2. Maximum lot coverage: 50% of the site.
- B. Setbacks.

1. Front yard setback: Minimum of 20 feet.
  2. Side yard setback: Minimum of 15 feet.
  3. Street side yard setback: On a corner lot, the side yard shall be a minimum of 15 feet on the side abutting a street.
  4. Rear yard setback: Minimum of 10 feet.
  5. Setbacks for insufficient right-of-way: The minimum front, side, or other setbacks shall be increased where such yard or setback abuts a street having insufficient right-of-way width to serve the area. The necessary right-of-way widths, and the additional yard or setback requirements in such cases, shall be determined based upon the Comprehensive Land Use Plan and applicable ordinances and standards.
- C. Height Limitation. The maximum height of a structure shall be 35 feet.
- D. Lot Area. Division of lots or parcels are permitted as follows:
1. Lots or parcels 50 acres or smaller in size may be divided into any number of smaller lots or parcels.
  2. Undeveloped lots, parcels, or tracts larger than 50 acres in size may be divided into smaller lots, parcels, or tracts so long as the resulting land division yields at least one lot, parcel, or tract of at least 50 acres in size. If a land division results in more than one lot, parcel, or tract of 50 acres or greater in size, only one of those 50+ acre lots, parcels, or tracts, if further divided, must yield a lot, parcel, or tract of at least 50 acres in size.
  3. Developed lots or parcels 50 acres or larger in size may be divided into any number of smaller lots or parcels pursuant to a master plan approved by the city so long as at least 40 percent of the net area of the lot or parcel has already been developed with industrial uses or uses accessory to industrial use, and no portion of the lot has been developed, or is proposed to be developed, with uses regulated by subsection 3.175(D) of this chapter.
  4. Notwithstanding parts (2) and (3) of this subsection, any lot or parcel may be divided into smaller lots or parcels or made subject to right-of-ways for the following purposes:
    - a. To provide public facilities and services;
    - b. To separate a portion of a lot or parcel in order to protect a natural resource, to provide a public amenity, or to implement a remediation

plan for a site identified by the Oregon Department of Environmental Quality pursuant to ORS 465.225;

- c. To separate a portion of a lot or parcel containing a nonconforming use from the remainder of the lot or parcel in order to render the remainder more practical for a permitted use; or
- d. To allow the creation of a lot for financing purposes when the created lot is part of a master planned development. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 660, ef. 5/28/98; Amended by Ord. 792, ef. 9/25/08]

3.155 Additional Requirements.

- A. Design review and landscaping is required for all uses in the IP district.
- B. All lots shall have frontage or approved access to public streets, public water, and public sewer before development is allowed.
- C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this code.
- D. In order to ensure that certain permitted and conditional non-industrial uses are primarily intended to serve the needs of workers in the immediate area, professional offices; medical and dental clinics; banks; restaurants; and retail, wholesale, and discount sales and service shall not exceed 5,000 square feet of gross leasable area. If there are multiple businesses within these categories of uses that occur within a single building or within multiple buildings that are part of the same development project, then the cumulative gross leasable area for all these businesses shall not exceed 20,000 square feet. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 792, ef. 9/25/08]

**3.160 LIGHT INDUSTRIAL LI**

3.161 Purpose. This district is primarily intended for light, clean industries usually of a manufacturing or storage nature with little outdoor storage. These industries usually do not require rail access and have very little process visibility. They usually create little or no air or water pollution and have no nuisance factors such as bright yard lights, continuous noise or objectionable odors. Professional offices and limited retail sales are permitted in compliance with Title 4 of the Metro Urban Growth Management Functional Plan. Uses within the LI District may be located adjacent to residential uses with appropriate buffering. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 724, ef. 11/8/02; Amended by Ord. 792, ef. 9/25/08]

3.162 Permitted Uses. The following uses and their accessory uses are permitted in the LI district:

- A. Secondary manufacturing, except any use having the primary function of storing, utilizing, or manufacturing toxic or hazardous materials.
- B. Processing facilities, except any principal use involving the rendering of fats, the slaughtering of fish or meat, or the fermenting of foods such as sauerkraut, vinegar, or yeast.
- C. Distribution centers.
- D. Airport and related uses as defined by the Airport Planning Rule (OAR 660-013-0100), including airport supportive commercial and industrial uses such as maintenance facilities, hangars, aircraft tie-downs, passenger parking, and flight schools.
- E. Warehouses.
- F. Utility facilities, minor.
- G. Research and development companies, experimental or testing laboratories.
- H. Trade or commercial schools whose primary purpose is to provide training to meet industrial needs.
- I. Public parks, parkways, trails, and related facilities.
- J. One caretaker residence.
- K. Corporate headquarters.
- L. Professional offices, subject to the provisions of subsection 3.165(E) of this chapter.

- M. Medical and dental clinics, subject to the provisions of subsection 3.165(E) of this chapter.
- N. Product sales, service, and/or display accessory to any manufacturing, fabricating, or processing use, provided the sales, service, and/or display area does not exceed 15% of the gross floor area, or 3,000 square feet, whichever is less.
- O. Wineries and breweries.
- P. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 660, ef. 5/28/98; Amended by Ord. 724, ef. 11/8/02; Amended by Ord. 792, ef. 9/25/08]

3.163 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses within a LI district:

- A. Heliports accessory to permitted or approved conditional uses.
- B. Retail, wholesale, and discount sales and services, including restaurants, banks, dry-cleaners, and similar establishments, with or without drive-up or drive-through window service, subject to the provisions of subsection 3.165(E) of this chapter.
- C. Community service uses.
- D. Utility facilities, major.
- E. Automobile, truck, trailer, heavy equipment, recreational vehicle, boat and manufactured home sales, rentals, and repair shops.
- F. Card-lock fueling stations, truck stops, service stations, tire shops, and oil change facilities.
- G. Motels or hotels, including banquet rooms, conference, or convention centers.
- H. Commercial sports complexes including, but not limited to, health clubs, tennis courts, aquatic centers, skating rinks, and similar facilities.
- I. Child care facilities, kindergartens, and similar facilities.
- J. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 660, ef. 5/28/98; Amended by Ord. 724, ef. 11/8/02; Amended by Ord. 792, ef. 9/25/08]

3.164 Dimensional Standards.

- A. Setbacks.

1. Front yard setback: Minimum of 20 feet.
  2. Side yard setback: Minimum of ten feet.
  3. Rear yard setback: None.
  4. Additional setback requirements: If any use in this district abuts or faces any residential zoning district, a setback of 50 feet from the property line or centerline of an intervening public street, on the side abutting or facing the residential zoning district shall be required.
  5. Setbacks for insufficient right-of-way: Setbacks shall be established when a lot abuts a street having insufficient right-of-way width to serve the area. The necessary right-of-way widths and the setback requirements in such cases shall be based upon the Comprehensive Land Use Plan and applicable ordinances and standards.
- B. Height Limitation. The maximum height for any structure shall be 45 feet unless otherwise limited by the Federal Aviation Administration.
- C. Lot Area. Division of lots or parcels are permitted as follows:
1. Lots or parcels 50 acres or smaller in size may be divided into any number of smaller lots or parcels.
  2. Undeveloped lots, parcels, or tracts larger than 50 acres in size may be divided into smaller lots, parcels, or tracts so long as the resulting land division yields at least one lot, parcel, or tract of at least 50 acres in size. If a land division results in more than one lot, parcel, or tract of 50 acres or greater in size, only one of those 50+ acre lots, parcels, or tracts, if further divided, must yield a lot, parcel, or tract of at least 50 acres in size.
  3. Developed lots or parcels 50 acres or larger in size may be divided into any number of smaller lots or parcels pursuant to a master plan approved by the city so long as at least 40 percent of the net area of the lot or parcel has already been developed with industrial uses or uses accessory to industrial use, and no portion of the lot has been developed, or is proposed to be developed, with uses regulated by subsection 3.165(E) of this chapter.
  4. Notwithstanding parts (2) and (3) of this subsection, any lot or parcel may be divided into smaller lots or parcels or made subject to right-of-ways for the following purposes:
    - a. To provide public facilities and services;

- b. To separate a portion of a lot or parcel in order to protect a natural resource, to provide a public amenity, or to implement a remediation plan for a site identified by the Oregon Department of Environmental Quality pursuant to ORS 465.225;
- c. To separate a portion of a lot or parcel containing a nonconforming use from the remainder of the lot or parcel in order to render the remainder more practical for a permitted use; or
- d. To allow the creation of a lot for financing purposes when the created lot is part of a master planned development. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 724, ef. 11/8/02; Amended by Ord. 792, ef. 9/25/08]

3.165 Additional Requirements.

- A. Design review is required for all uses in the LI district.
- B. All lots shall have frontage or approved access to public streets, public water, and public sewer before development is allowed.
- C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this code.
- D. Development is subject to compliance with any applicable overlay zoning district standards.
- E. In order to ensure that certain permitted and conditional non-industrial uses are primarily intended to serve the needs of workers in the immediate area, professional offices; medical and dental clinics; and retail, wholesale, and discount sales and services shall not exceed 5,000 square feet of gross leasable area. If there are multiple businesses within these categories of uses that occur within a single building or within multiple buildings that are part of the same development project, then the cumulative gross leasable area for all these businesses shall not exceed 20,000 square feet. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 724, ef. 11/8/02; Amended by Ord. 792, ef. 9/25/08]

**3.170 GENERAL INDUSTRIAL****GI**

3.171 Purpose. This district is primarily intended for manufacturing industries, large-scale fabricators, freight and trucking firms, primary metals, and lumber, etc., that usually require highway access and/or rail service. These firms usually have a high degree of process visibility and need outdoor storage of materials and products. These industries are likely to create minor air and water pollution, as well as nuisance factors such as noise and odor, and the generation of truck, shipping, or rail traffic. Non-industrial uses of a commercial nature are permitted in compliance with Title 4 of the Metro Urban Growth Management Functional Plan. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 724, ef. 11/8/02; Amended by Ord. 792, ef. 9/25/08]

3.172 Permitted Uses. The following uses and their accessory uses are permitted in the GI district:

- A. Primary manufacturing.
- B. Any permitted use within the LI zoning district.
- C. Use of toxic or hazardous materials in the manufacturing process, and temporary storage of toxic or hazardous material by-products.
- D. Freight and trucking firms.
- E. Automobile, truck, trailer, heavy equipment, recreational vehicle, boat and manufactured home sales, rentals, and repair shops.
- F. Card-lock fueling stations, truck stops, service stations, tire shops, and oil change facilities.
- G. Utility facilities, major and minor, except for the following which require conditional use approval: sanitary landfills, recycling centers, and transfer stations, sewage treatment plants and lagoons, and telecommunication towers or poles.
- H. Marinas.
- I. Marine Industrial/Marine Service Facilities.
- J. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 660, ef. 5/28/98; Amended by Ord. 724, ef. 11/8/02]

3.173 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses within the GI district:

- A. Child care facilities, kindergartens, and similar facilities.

- B. Community service uses.
- C. Concrete or asphalt manufacturing plants.
- D. Sanitary landfills, recycling centers, and transfer stations.
- E. Sewage treatment plants and lagoons.
- F. Telecommunication towers and poles.
- G. Junk yards.
- I. Residential dwelling/hangar mixed uses when the hangars are served by a taxiway with direct access to the Troutdale Airport Runway. The use shall be subject to the following requirements:
  - 1. Approval from the Port of Portland.
  - 2. Approval from the Federal Aviation Administration.
  - 3. No separate accessory structures are allowed.
- I. Heliports accessory to permitted or approved conditional uses.
- J. Commercial sports complexes including, but not limited to, health clubs, tennis courts, aquatic centers, skating rinks, and similar facilities.
- K. Commercial uses within industrial flex-space buildings, subject to the provisions of subsection 3.175(D) of this chapter.
- L. Processing facilities whose principal use involves the rendering of fats, the slaughtering of fish or meat, or the fermentation of foods such as sauerkraut, vinegar, and yeast.
- M. The manufacturing or storing of toxic or hazardous materials when done in compliance with federal and state regulations.
- N. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 660, ef. 5/28/98; Amended by Ord. 724, ef. 11/8/02; Amended by Ord. 792, ef. 9/25/08]

3.174 Dimensional Standards.

- A. Setbacks.
  - 1. Front: 20 feet.

2. No side or rear yard setbacks unless the property abuts a parcel of land in a more restrictive manufacturing or commercial district, in which case the requirements of the abutting zoning district shall apply.
  3. Additional setback requirements: If any use in this district abuts or faces any residential zoning district, a setback of 50 feet from the property line or centerline of an intervening public street, on the side abutting or facing the residential or apartment district shall be required.
  4. Setbacks for insufficient right-of-way: Setbacks shall be established when a lot abuts a street having insufficient right-of-way width to serve the area. The necessary right-of-way widths and the setback requirements in such cases shall be based upon the Comprehensive Land Use Plan and applicable ordinances and standards.
- B. Height Limitation. None, unless otherwise limited by the Federal Aviation Administration.
- C. Lot Area. Division of lots or parcels are permitted as follows:
1. Lots or parcels 50 acres or smaller in size may be divided into any number of smaller lots or parcels.
  2. Undeveloped lots, parcels, or tracts larger than 50 acres in size may be divided into smaller lots, parcels, or tracts so long as the resulting land division yields at least one lot, parcel, or tract of at least 50 acres in size. If a land division results in more than one lot, parcel, or tract of 50 acres or greater in size, only one of those 50+ acre lots, parcels, or tracts, if further divided, must yield a lot, parcel, or tract of at least 50 acres in size.
  3. Developed lots or parcels 50 acres or larger in size may be divided into any number of smaller lots or parcels pursuant to a master plan approved by the city so long as at least 40 percent of the net area of the lot or parcel has already been developed with industrial uses or uses accessory to industrial use, and no portion of the lot has been developed, or is proposed to be developed, with uses regulated by subsection 3.175(D) of this chapter.
  4. Notwithstanding parts (2) and (3) of this subsection, any lot or parcel may be divided into smaller lots or parcels or made subject to right-of-ways for the following purposes:
    - a. To provide public facilities and services;
    - b. To separate a portion of a lot or parcel in order to protect a natural resource, to provide a public amenity, or to implement a remediation plan for a site identified by the Oregon Department of Environmental Quality pursuant to ORS 465.225;

- c. To separate a portion of a lot or parcel containing a nonconforming use from the remainder of the lot or parcel in order to render the remainder more practical for a permitted use; or
- d. To allow the creation of a lot for financing purposes when the created lot is part of a master planned development. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 724, ef. 11/8/02; Amended by Ord. 792, ef. 9/25/08]

3.175 Additional Requirements.

- A. Design review and landscaping is required for all uses in the GI district.
- B. All lots shall have frontage or approved access to public streets, public water, and public sewer before development is allowed.
- C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this code.
- D. Commercial uses within industrial flex-space buildings are subject to the following standards:
  - 1. No one commercial use shall exceed 5,000 square feet of gross leasable area and the cumulative area of all such uses shall not exceed 20,000 square feet of the gross leasable area of a single flex-space building or of multiple buildings that are part of the same development project.
  - 2. Drive-throughs and drive-up service windows are not permitted.
- E. Development is subject to compliance with any applicable overlay zoning district standards. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 724, ef. 11/8/02; Amended by Ord. 792, ef. 9/25/08]

**3.180 OPEN SPACE OS**

3.181 Purpose. The district is intended to provide and preserve open space areas. [Adopted by Ord. 550, ef. 9/25/90]

3.182 Applicability. In addition to other areas which may be so zoned by the City, this district shall apply to publicly owned parklands. [Adopted by Ord. 550, ef. 9/25/90]

3.183 Permitted Uses. The following uses and their accessory uses are permitted in the OS district:

- A. Parks or playgrounds.
- B. Picnic grounds.
- C. Wildlife and nature preserves.
- D. Nature trails and/or bikeways.
- E. Utility facilities, minor.
- F. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 716, ef. 5/9/02]

3.184 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the OS district:

- A. Boat ramps.
- B. Swimming facilities.
- C. Community gardens.
- D. Ball fields.
- E. Tennis courts.
- F. Community service uses.
- G. Utility facilities, major.
- H. Other uses similar in nature to those listed above. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 716, ef. 5/9/02]

3.185 Development Criteria. Development criteria shall include, but are not limited to, the following:

- A. OS district uses shall be compatible with adjacent land uses.
- B. Picnic grounds and parking facilities shall be equipped with trash receptacles.
- C. OS districts shall be maintained by the City if publicly owned; by the owner(s) if privately owned. [Adopted by Ord. 550, ef. 9/25/90]